

OFFICE FOR SALE & LEASE

TURNKEY 1,000 SF OFFICE / MEDICAL SUITE NEAR DUKE | SOUTH SQUARE, DURHAM



1804 Martin Luther King Jr Pkwy, STE 111, Durham, NC 27707



OFFERING SUMMARY

Sale Price:	\$240,000
Lease Rate:	\$1,800 per month (Plus Utilities)
Building Size:	9,992 SF
Available SF:	1,000 SF
Lot Size:	2.53 Acres
Price / SF:	\$24.02
Year Built:	1986
Zoning:	OI
Market:	Raleigh/Durham
Submarket:	NC - S Durham

PROPERTY OVERVIEW

Turnkey 1,000 SF office or medical suite, below-market rate, move-in ready, flexible terms. Ground-floor Suite 111 at Madison Centre on MLK Jr. Parkway in South Square, 3 miles to Duke, 8 to UNC and RTP, 15 minutes to RDU, surrounded by shopping, dining, and banks with built-in foot traffic for a clinic or client-facing office.

Fully renovated and ready for immediate occupancy: new HVAC, fresh paint, and new flooring. Efficient layout, three private offices, spacious reception, dedicated meeting room, private kitchenette, ADA-compliant restroom, and ample storage. Ample free parking and building signage available.

Below-market Class B rate. Ideal for owner-user or investor. **SALE: \$240,000 | LEASE: \$1,800/month plus utilities.** Interested? Reach out to Van today for more details.

PROPERTY HIGHLIGHTS

- Move-In Ready — New HVAC, Fresh Paint & New Flooring
- 1,000 SF Ground-Floor Suite at Below-Market Rate
- 3 Private Offices + Reception, Meeting Room & Storage
- Ideal for Medical/Clinic or Professional Office
- 40 Free Parking Spaces · Minutes to Duke, UNC, RTP & RDU

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM

Commercial Broker
0: 919.475.5769
van@vgrealty.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

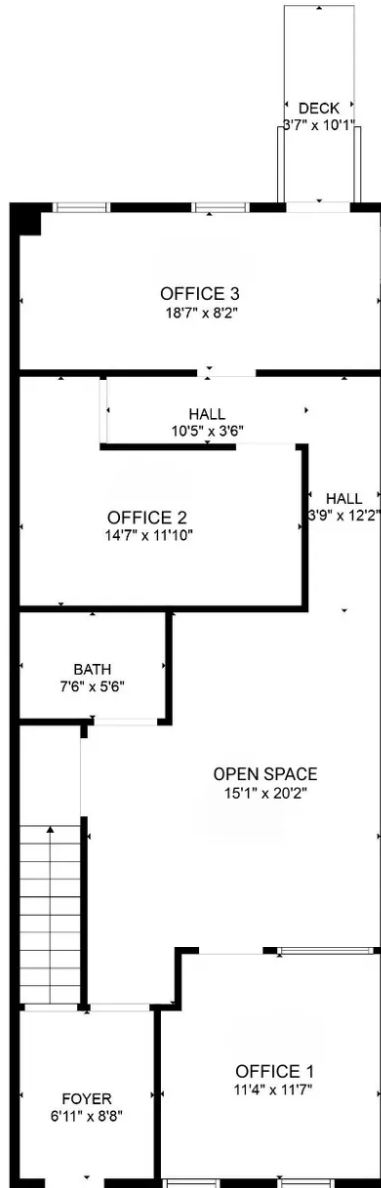
Each Office Independently Owned and Operated

OFFICE FOR SALE & LEASE

TURNKEY 1,000 SF OFFICE / MEDICAL SUITE NEAR DUKE | SOUTH SQUARE, DURHAM



1804 Martin Luther King Jr Pkwy, STE 111, Durham, NC 27707



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van@vgrealty.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

OFFICE FOR SALE & LEASE

TURNKEY 1,000 SF OFFICE / MEDICAL SUITE NEAR DUKE | SOUTH SQUARE, DURHAM



1804 Martin Luther King Jr Pkwy, STE 111, Durham, NC 27707



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van@vgrealty.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

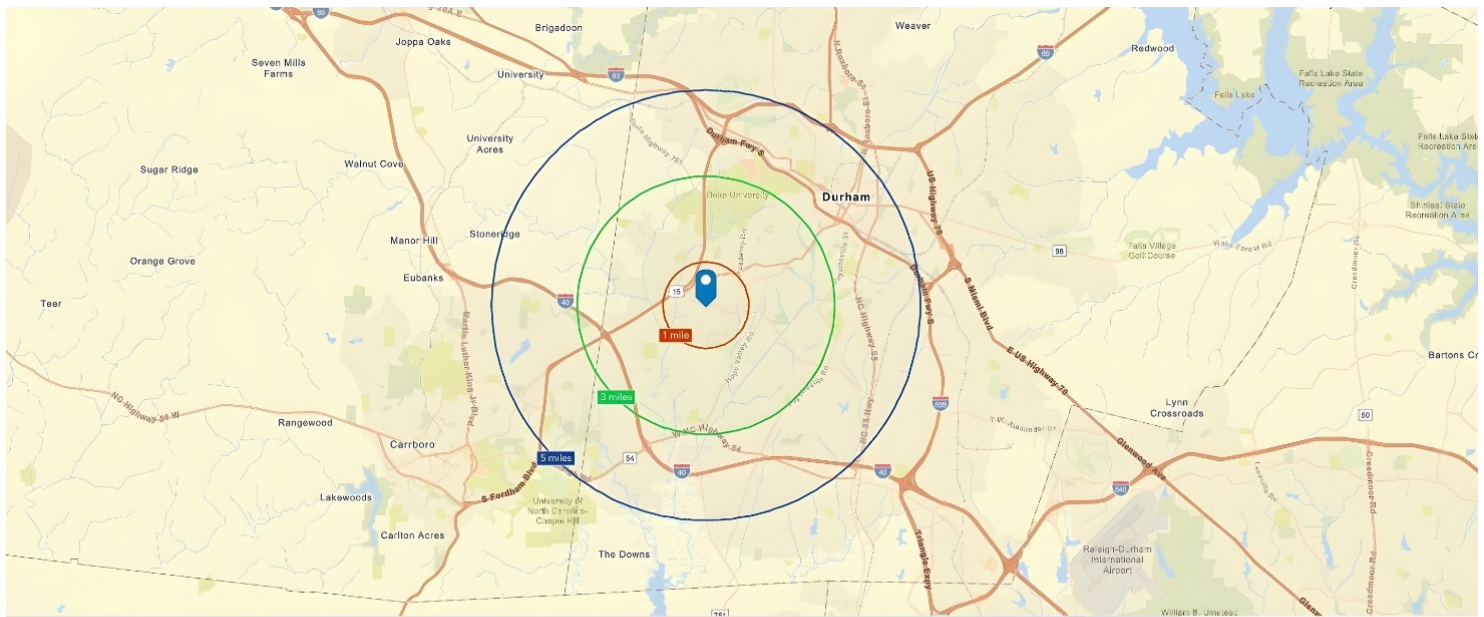
Each Office Independently Owned and Operated


OFFICE FOR SALE & LEASE

TURNKEY 1,000 SF OFFICE / MEDICAL SUITE NEAR DUKE | SOUTH SQUARE, DURHAM



1804 Martin Luther King Jr Pkwy, STE 111, Durham, NC 27707



	1 MILE	3 MILES	5 MILES	
2025 Estimated Population	9,885	65,810	193,076	 POPULATION
2030 Projected Population	10,452	67,706	203,213	
2025 Estimated Household	4,872	27,333	84,645	 HOUSEHOLD
2030 Projected Household	5,161	28,618	90,739	
2030 Estimated Owner Occupied Housing	1,353	14,168	37,779	 HOUSING
2030 Estimated Renter Occupied Housing	3,808	14,449	52,960	
2025 Estimated Total Business	807	2,383	8,908	 BUSINESS
2025 Estimated Total Employees	8,204	32,933	119,372	 EMPLOYEES

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van@vgrealty.com
NC #247850

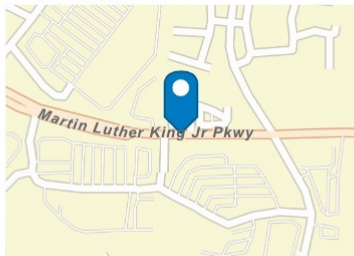
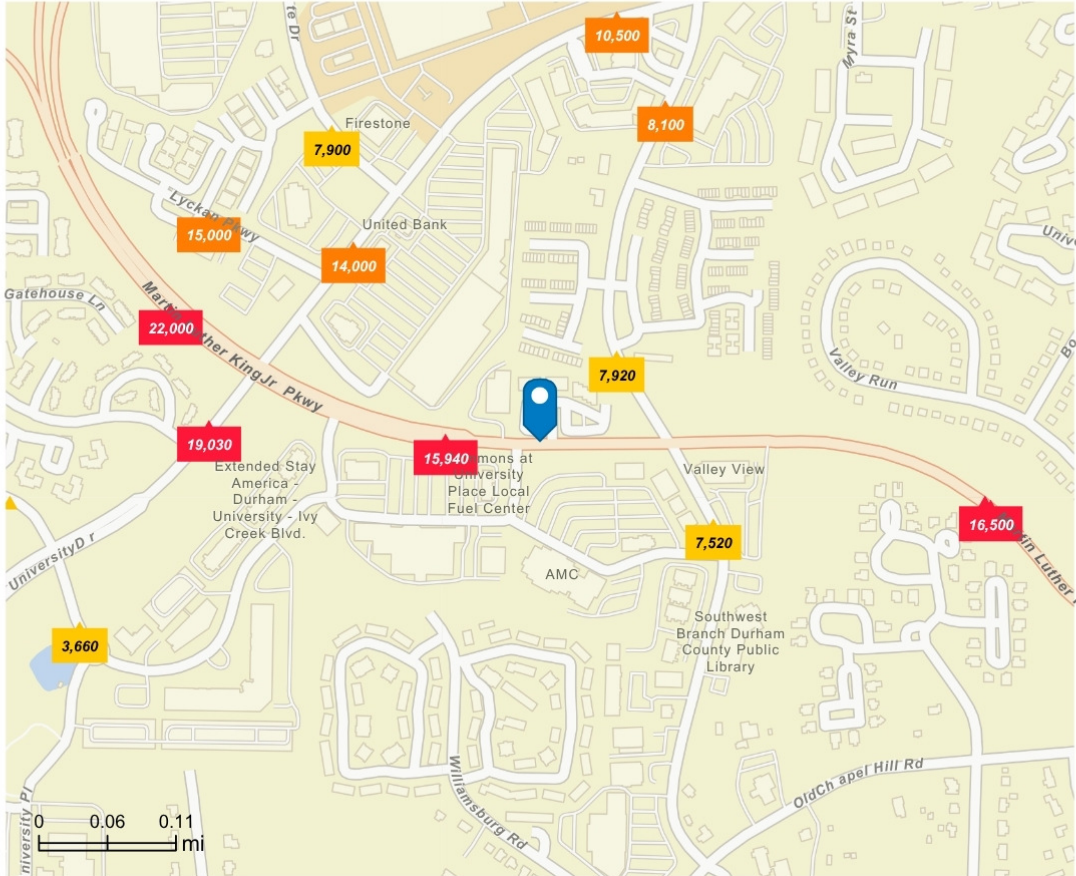
KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated



1804 Martin Luther King Jr Pkwy, STE 111, Durham, NC 27707

Traffic Count Map - Close Up
 1804 Martin Luther King Jr Pkwy, Durham, North Carolina, 27707
 Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

© 2026 Esri

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
 Commercial Broker
 O: 919.475.5769
 van@vgrealty.com
 NC #247850

KW COMMERCIAL
 245 NC-54 Suite 101
 Durham, NC 27713

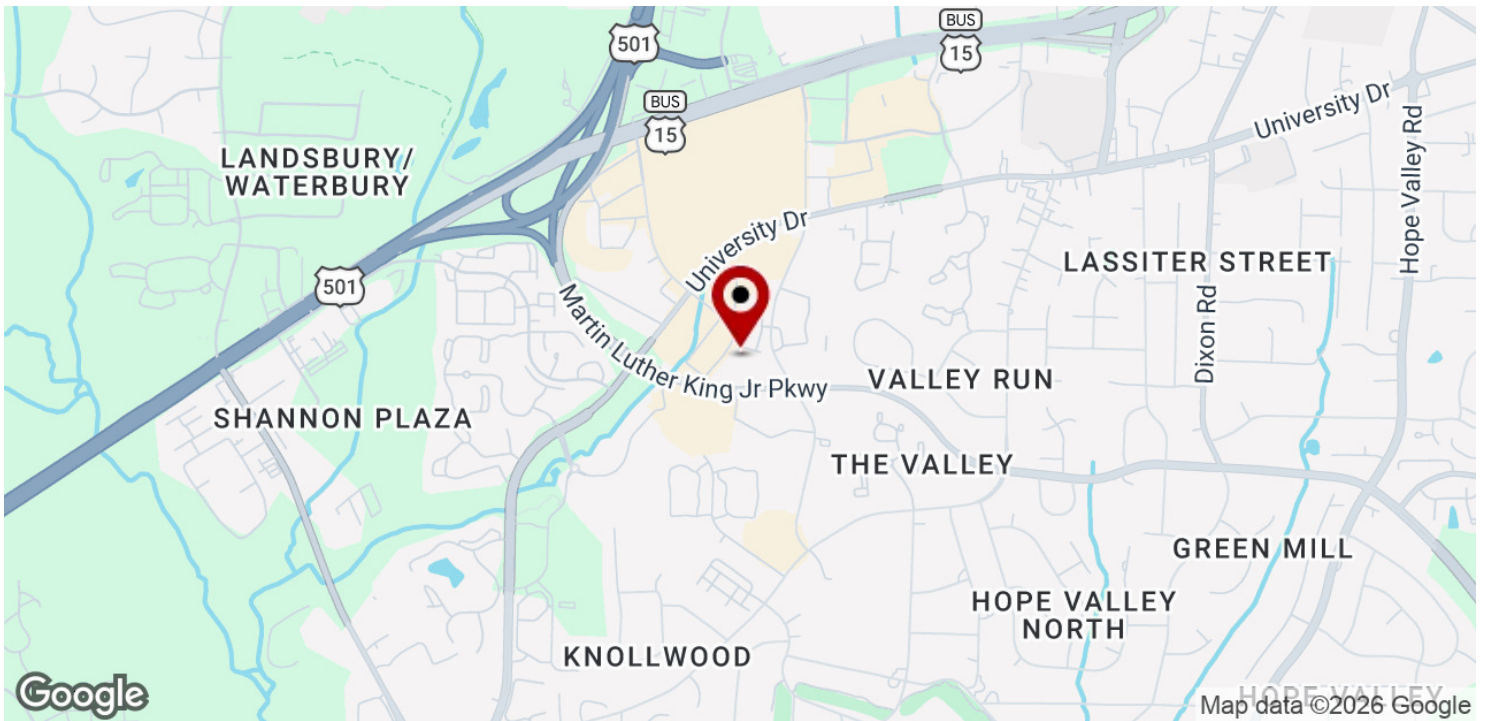
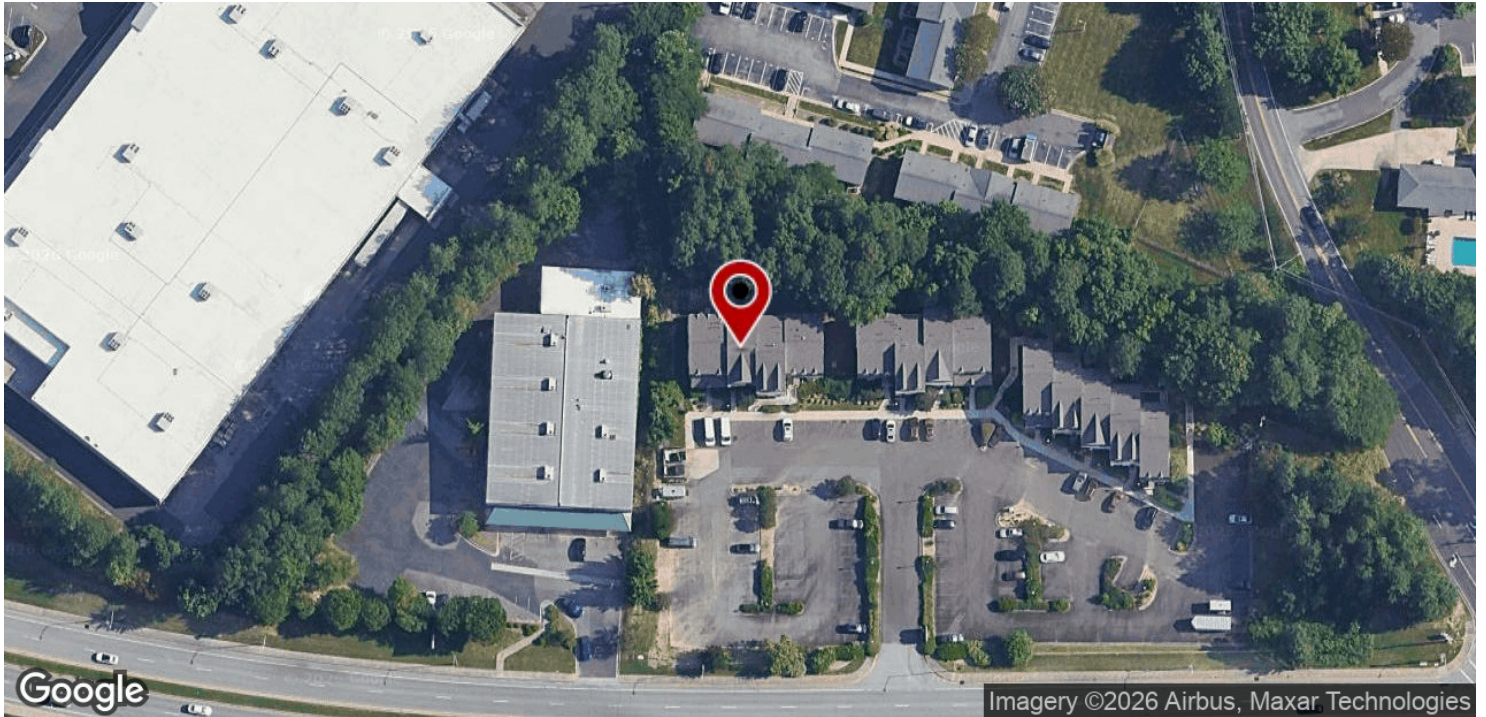
Each Office Independently Owned and Operated

OFFICE FOR SALE & LEASE

TURNKEY 1,000 SF OFFICE / MEDICAL SUITE NEAR DUKE | SOUTH SQUARE, DURHAM



1804 Martin Luther King Jr Pkwy, STE 111, Durham, NC 27707



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM

Commercial Broker
O: 919.475.5769
van@vgrealty.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated